

# 9AM SATURDAY November 2, 2013 1534 Denny Drive Amelia Ohio 45102

Located: East on St Rt 125 to Right on Jenny Lind to Left on Denny



## OPEN HOUSE

Saturday October 19 1 to 3:00pm and Wednesday October 23 6-7:30pm

All brick ranch home on slab. Shingled roof. Attached double car garage. Electric forced air heat, central air, public water and sewage.

Home is sold as is but is in move-in condition. Freshly painted, new carpet, new dishwasher. 1-yr home warranty is being provided to buyer.

Entry	8x6
Living/Great	21x14
Dining Room	12x11
Kitchen	11x11
Laundry Room	7x5
Master Bedroom	14x13
Bedroom	13x10
Bedroom	13x9



3% co-op to Ohio licensed real estate agent that brings purchaser to auction. Agent must register potential buyer on auction company forms and email to Auction Company 48 hours prior to auction (9AM October 31, 2013) to be honored. Agent must attend auction with registered potential buyer. Contact Mike with any questions and to receive confirmation of bidder form receipt.

**9% Buyer's Premium to be added to final bid to determine selling price**

Owners: Clergy Community Assistance Network  
Donald Collins, President



MLS#1377739 Property listed with  
Richard Sternberg (The Casper Team)  
Comey & Shepherd Realtors  
(513)260-1777

**Property shown by appointment only!  
Call Mike (513)532-9366 or Dick (513)260-1777**



Property sold "as is, where is". Non-contingent purchase contract to be written immediately following the final bid. \$5,000.00 (non-refundable) certified/cashier check (payable to Buyer) deposit required day of the auction for each property purchased, to be deposited in the escrow account. Closing for each property will be on or before December 2, 2013. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a guaranteed certificate of title at closing at title company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing. Your bidding is not conditional upon financing, so be sure to have arranged financing and are capable of paying cash at closing. Auctioneer and real estate company are working for the seller only. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. All decisions of the auctioneer are final.

Disclaimer: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built prior to 1978, could fall under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to sale at buyer's expense. Purchaser will sign a waiver of the 10 day post sale inspection. All inspections must be completed prior to auction date at potential buyers expense. Warranty deed. Not responsible for accidents or loss of property.

Identification required to register for buyer's number.

**Auctioneers Note: super nice solid brick home with new carpet throughout.  
This service is going a different direction, this is not a foreclosure.**

**Plan to attend.**



**Mike Brown and Associates LLC**

**AUCTIONEERS**

**BETHEL, OHIO (513)532-9366**

**Mike Brown, Auctioneer/Agent with HUFF REALTY**

**www.MikeBrownAuctioneer.com**

*Mike Brown Auctioneer*



**Auctioneer/Realtor**  
**513-532-9366**



**REAL ESTATE CO-OP/REFERRAL REGISTRATION FORM**

*Must be completed in FULL by potential buyer and Ohio agent*

REAL ESTATE FIRM  
AND TELEPHONE NUMBER \_\_\_\_\_

SALES AGENT NAME AND  
TELEPHONE NUMBER \_\_\_\_\_

PROSPECTIVE BUYER NAME \_\_\_\_\_ (print)

ADDRESS \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

LOCATION OF AUCTION \_\_\_\_\_

DATE OF AUCTION \_\_\_\_\_

TODAYS DATE AND TIME \_\_\_\_\_

SIGNATURE OF POTENTIAL BUYER \_\_\_\_\_

SIGNATURE OF SALES AGENT \_\_\_\_\_

**REGISTRATION FORM MUST BE COMPLETED IN FULL** emailed to  
**mike@mikebrownauctioneer.com** **NO LATER THAN 48 HOURS PRIOR TO AUCTION**  
**DATE/TIME TO BE HONORED AND PAID AS A REFERRAL** to ANY Ohio Real  
Estate Agent. **NO EXCEPTIONS.** Call Mike to confirm receipt of email.

*Any questions, call Mike.*

**Real Estate Agent is required to attend auction with prospective buyer.**

3% co-op available to agent registering  
Successful Buyer on Auction Company form  
and form received by auction company no  
later than 48 hours prior to auction  
(Absolutely no later than  
**9AM October 31, 2013**) to qualify for referral  
**with no exceptions.**  
Email to Mike@mikebrownauctioneer.com.  
Call Mike for confirmation of email.

*Mike Brown and Associates LLC*

**Auctioneers**

Mike Brown, Auctioneer/Agent  
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513-532-9366

mike@mikebrownauctioneer.com  
www.MikeBrownAuctioneer.com

